



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-097271-25

In the matter of: 805, 5 KINGS CROSS RD
BRAMPTON ON L6T3X6

Between: CAPREIT LIMITED PARTNERSHIP Landlord

And

JOSH MIJATOVIC Tenant

CAPREIT LIMITED PARTNERSHIP (the 'Landlord') applied for an order to terminate the tenancy and evict JOSH MIJATOVIC (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was scheduled to be heard by videoconference on February 23, 2026.

Landlord Legal Representative Geoff Paine, Landlord Agent Mehul Jani, Tenant Legal Representative Jaspreet Syan, the Tenant and Tenant Support Spencer Gilmore attended the hearing.

The parties before the Landlord and Tenant Board consented to the following Order. I was satisfied that the parties understood the terms and consequences and freely agreed to resolve the application.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. For 3-years starting February 23, 2026, to February 22, 2029, the Tenant shall have the dog urinate and defecate at the outdoor park and the Tenant shall bag the excrement.

3. For 3-years starting February 23, 2026, to February 22, 2029, the Tenant shall not have their dog urinate or defecate on the residential complex (outdoor park excluded). This is not limited to the balcony.
4. If the Tenant fails to comply with the conditions set out in paragraph 2 and 3 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.
5. The Landlord shall waive the \$186.00 cost of filing the application upon compliance of this agreement for 3 years.

March 2, 2026
Date Issued

Melinda Jamieson
Hearing Officer, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
Toronto ON M7A 2G6

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.